#### Introduction

- Mission Valley Unified Planning Committee
- Mission Valley Community Council Board of Directors (B of D)
- Presentation Preview

### • Concerns/Issues Relative to the Presentation by the San Diego Chargers

- Community Plan/Types of Land Use
- Traffic
- Parking
- Community Park
- River Environment
- Increased Public Access
- Use of Public Art and Landscaping
- Indirect and Other Stadium Use

#### • Summary

 Mission Valley Community Plan/Planned District Ordinance (PDO)

Size: 158 acres vs. 166 acres in Chargers' proposal

(about 7% of Mission Valley)

One of 3 large areas remaining for development

Land Uses: Commercial-Recreation

Park or other community facilities

(community is deficient by about 50 acres in park lands)

#### **Development Intensity per PDO:**

Development Intensity District (DID) "L"

45 du/acre/MVR-3 (if residential use proposed)

**Traffic Intensity per PDO:** 140 - 267 ADT/acre (22,120 - 42,186 based

on a site of 158 acres vs. an estimate of 23,300-

67,750 resulting from Chargers' proposal)

#### Types of Land Uses to Consider in Re-use/ Redevelopment

- ✓ Mixed Use
- ✓ Residential (including low cost)
- ✓ Eating Establishments, with outdoor eating areas
- ✓ Visitor Serving Uses (hotels?)
- Senior Housing
- Amphitheater
- Childcare Facility
- Public Places
- Design as a walkable development

#### Traffic

- A thorough and detailed evaluation of the impact of the basic proposal on traffic in all of Mission Valley during planned events and daily operations should be the initial step in the planning process
- Traffic mitigation required as a result of proposed development should be completed commensurate with development.
- Construction of the Mission City Parkway Bridge to include vehicle, bicycle and pedestrian lanes should be completed commensurate with the first phase of the development
- Freeway access directly in to and out of the stadium should be part of the mitigation plan

#### Parking

- The amount of vehicle parking on-site should be XXXXXX
- The Developer(s) should be required to negotiate arrangements with office owners in the area (both sides of the River and Interstate 8) for high volume events. Nearby and future on-site residential and commercial areas should not be used to accommodate event parking.
- The Developer(s) should provide shuttle services from the satellite locations for high volume events
- Parking lots and structures should meet the aesthetic and architectural standards of Mission Valley

#### Community Park

- Any development must include a community park designed and developed in harmony and cooperation with the planning efforts of the San Diego River Coalition
- The park must meet the requirements of the Mission Valley Community Plan, and the San Diego Parks and Recreation standards
- The development should include a Nature/Interpretative Center
- The development should include easy access to the park by vehicles, bicycles, and pedestrians
- The inclusion of an amphitheater is highly desirable to accommodate small concerts and presentations
- The park development should include efforts to restore native habitat and wildlife

#### River Environment

- The developer(s) of site should provide financial support to the restoration of the river environment adjacent to the Qualcomm site
- The design of the development should have as a priority consideration the incorporation of the River
  - Visual
  - Physical
  - Aesthetic
- Clearly Defined Public Access (Pedestrian Friendly)
  - Public access through the development to the River and Park should be provided by the developer(s)

#### Use of Public Art and Landscaping

- Recommend the incorporation of the art of the Native
  American and Historical components of the San Diego
  Area throughout the development
- Recommend the incorporation of Xeriscape landscaping throughout the development

#### Indirect and Other Stadium Uses

 Recommend serious consideration of where such activities as Tailgating, Racing, etc. would be moved to as a result of the development

#### Summary

- Consistency with the Community Plan and the PDO
  - Density
  - Traffic
  - Parking
  - Park
- EIR
  - Tank Farm
  - Floodway/Plain
  - River Habitat
- Cart before the Horse

"Any redevelopment of the Qualcomm Stadium Site provides a "once in a lifetime" opportunity to capture our historic ties to the San Diego River as a ribbon of life for our community"

- San Diego River Park Foundation